

## INDUSTRIAL DEVELOPMENT

The Land Development Plan provides for two basic categories of industrial land use - light and heavy - and also provides for long range industrial development.

Light Industrial areas accommodate uses of a relatively clean and quiet nature. These areas are located on major thoroughfares and are served by municipal water and sewer or are capable of being served economically.

The only area within the corporate limits of Biscoe designated for light industrial use is the Spring Mills tract of approximately sixteen acres on which is located the Aileen Plant. Further expansion of this plant is not anticipated since it has reached maximum size for greatest efficiency. Therefore, there is still ample room on this site for office space, storage and loading areas, and parking lots to accommodate some of the 800 employees. Parking lots located along the Brooks Street and Mill Street boundaries of this site would tend to serve as buffers protecting the abutting residential and business areas.

Two sites in the fringe area are designated for light industrial development. One is a triangular tract of approximately four acres located between N. C. 24-27 and Mill Street at the western town limits. The cutting room of the "Miss Adventure" garment plant is on this site. There is ample room to locate the sewing operation of this enterprise on the site and still allow for adequate off-street parking and loading areas. A rectangular area of approximately twelve acres is located just below the southern town limits on the east side of U. S. 220. It contains Alliene Furniture Company's Biscoe Bed Division and a general mixture of other land uses including a body shop, electric motor sales and service, supermarket, American Legion Post and several residences. These two areas are within range of town water and sewer service.

Heavy Industrial areas accommodate uses which, because of their noise, dirty, odorous, congesting or dangerous nature, are detrimental to other adjacent land uses.